

## STAFF REPORT

June 20, 2002

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### **No. 02PD027 - Initial and Final Development Plan-Planned Commercial Development      ITEM 30**

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#### GENERAL INFORMATION:

PETITIONER	Vernon Osterloo for Rapid City Regional Hospital
REQUEST	<b>No. 02PD027 - Initial and Final Development Plan-Planned Commercial Development</b>
EXISTING LEGAL DESCRIPTION	Southwest 1/4 and South 30 feet of vacated 3rd Street, less Walpole and Regional Hospital Addition, Less Tract A-G and less Right-of-way
PROPOSED LEGAL DESCRIPTION	
PARCEL ACREAGE	36.26 acres
LOCATION	353 Fairmont Boulevard
EXISTING ZONING	General Commercial District/PDD
SURROUNDING ZONING	
North:	General Commercial District/PCD; Office Commercial District
South:	General Commercial District; Low Density Residential District/PRD
East:	Low Density Residential District
West:	General Commercial District; General Agriculture District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	5/23/2002
REPORT BY	Lisa Seaman

#### RECOMMENDATION:

Staff recommends that the Initial and Final Development Plan-Planned Commercial Development to allow an off-premise sign be denied without prejudice and the Initial and Final Development Plan-Planned Commercial Development to allow a parking lot be approved with the following stipulations;

#### Engineering Division Recommendations:

1. Prior to issuance of a Building Permit, a sediment and erosion control plan shall be submitted for review and approval;
2. Upon issuance of a Building Permit, Meade-Hawthorne Drainage Basin fees shall be paid;

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#### Building Inspection Division Recommendations:

3. A Building Permit shall be obtained prior to any construction;

#### Air Quality Division Recommendations:

4. An Air Quality Construction Permit shall be obtained if more than one acre of surface area is disturbed prior to the issuance of any building permits or grading permits; and,

#### Urban Planning Division Recommendations:

5. Prior to issuance of a Building Permit, the site plan shall be revised to provide landscaping material in the parking lot islands at a ratio of one area for every fifty parking spaces. Each island shall have a minimum of one deciduous non-fruit-bearing tree and two shrubs.

GENERAL COMMENTS: The applicant is requesting approval of an Initial and Final Development Plan to allow for the construction of a parking lot and for the expansion of an off-premise sign. The proposed parking lot will be located on the east side of Fifth Street, south of the existing Rapid City Regional Hospital parking area. The proposed sign is located on the east side of U.S. Highway 16, approximately 375 feet south of Tower Road. The proposed sign advertises the Rapid City Regional Hospital.

STAFF REVIEW: Staff has reviewed the Initial and Final Commercial Development Plan and noted the following considerations:

Proposed Billboard Sign: As mentioned previously, the proposed sign advertises the Rapid City Regional Hospital, a business that is located on a different property than the proposed sign. Therefore, the sign is considered an off-premise sign. On December 17, 2001 the City Council approved a resolution enacting a 120 day moratorium on receiving applications for new billboard/off-premise signs for 120 days. On March 18, 2002 the moratorium was further extended to June 30, 2002. Then on June 3, 2002, the City Council passed an another resolution extending the moratorium to August 31, 2002 or such time as the City Council agrees to lift the moratorium, whichever is shorter. The moratorium was originally enacted and further extended to allow the Council time to review and possibly revise the current sign regulations. Staff is unable to provide a recommendation regarding the off-premise until such time as the moratorium is lifted and a new Sign Ordinance becomes effective. The applicant has requested that the Planning Commission deny without prejudice the request to allow an off-premise sign within the Planned Commercial Development.

Landscaping: The site plan submitted with this request shows the location of fifteen parking lot islands; however, the landscaping plan does not indicate that any landscaping material will be provided within the islands. Section 17.50.300 E.c requires that planter islands be provided at a ratio of one such area for every fifty parking spaces and that each island shall contain a minimum of one tree and shrubs, groundcover and or mulch covering at the base. The proposed parking lot expansion provides 434 parking spaces requiring that landscaping material be planted in a minimum of nine of the islands. Staff is recommending that prior to

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issuance of a Building Permit that the applicant submit a revised landscaping plan showing the provision of a minimum of one tree and two shrubs and/or groundcover in landscaping islands as required by the Landscaping Ordinance.

As of this writing, the receipts from the certified mailings have not been returned. Staff will notify the Planning Commission in the event the receipts are not returned prior to the June 20, 2002 Planning Commission meeting. The Planned Commercial Development sign has been posted on the property.